

## **ACTIONS OF THE LAND USE AUTHORITY STAFF MEETING**

**September 7, 2010**

The staff meeting convened at 9:30 a.m. Staff Members Present: Deon Goheen, Planning & Zoning Administrator; Kurt Gardner, Building Official; Todd Edwards, County Engineer; Rachelle Ehlert, Deputy Civil Attorney; Darwin Hall, Ash Creek Special Service District Director; Tina Esplin, Washington County Water Conservancy District; Robert Beers, Southwest Utah Public Health Department; Becky Marchal, Questar Preconstruction Specialist; and Paul Wright, Department of Environmental Quality.

Excused: Ron Whitehead, Public Works Director

### **CONDITIONAL USE PERMITS:**

#### **A. Request permission for a single family dwelling within the OST-20 zone, in the Holt Canyon area east of Enterprise, Utah. Gina G. Hamlin, applicant.**

The applicant meets the requirements for the Conditional Use Permit by submitting a site plan, deeds of ownership, septic permit from the Southwest Utah Public Health Department (SUPHD), and a culinary water use from a private well showing quantity and quality. Single family dwellings are conditionally approved within the OST-20 zone, with this property containing a total of 20 acres. The property is accessed from the Holt Canyon Road, generally located east of Bench Road in the Enterprise area. The site plan meets all setback requirements of 25' on all sides, rear and front. The Wildland Urban Interface for fire protection would need to be addressed during the permitting process at the staff level. Robert Beers, SUPHD representative, stated that the septic permit meets their requirement and density having been reviewed by Washington County Water Conservancy District (WCWCD). **The staff granted approval of the Conditional Use Permit for a single family dwelling for the period of one (1) year.**

#### **B. Request permission for a single family dwelling within the OST-20 zone, Kannarra Mtn. access to Kolob Mtn. Sam Larson, applicant.**

Construction has begun on this parcel and red tagged, so the applicant has filed for a Conditional Use Permit to come into compliance. The applicant meets the requirements for the Conditional Use Permit by submitting a site plan, deeds of ownership, septic permit from the Southwest Utah Public Health Department (SUPHD), and a culinary water use from a private well showing quantity and quality. Single family dwellings are conditionally approved within the OST-20 zone, with this property containing a total of 360 acres. The property has also been setup under a conservation easement, so not more than 3 cabins could ever be built on this parcel of land. The property is accessed from a Kannarra Mountain Road, generally located north west of the Kolob Mountain recreational area. The site plan meets all setback requirements of 25' on all sides, rear and front. The Wildland Urban Interface for fire protection would need to be addressed during the permitting process at the staff level. Robert Beers, SUPHD representative, stated that the septic permit meets their requirement and density having been reviewed by

Washington County Water Conservancy District (WCWCD). **The staff granted approval of the Conditional Use Permit for a single family dwelling for the period of one (1) year.**

**LOT LINE ADJUSTMENT:**

**A. Adjust lot line between two lots in Pine Valley Ranchos (PVR-A-G-24 & 25). William B. A. Bentley, applicant and Bush & Gudgell Engineering/Bob Hermandson, agent.**

The agent submitted an amended plat of the Pine Valley Ranchos Subdivision to resolve the issue of an encroaching home located on Lot 24. Each parcel, Lot 24 and 25 contain more than 13,500 square feet, meeting the requirements of the zoning ordinance. The County Engineer, Todd Edwards said that he reviewed the legal description and everything seems to be order. The easements should be recorded with the deeds. Letters of agreement between property owners will be forth coming. The agent indicated he would have a copy of the agreement and signatures for the file within the week. **Staff felt there should be no problem in granting the Lot Line Adjustment, subject to the items requested by staff and filing a survey plat with the Washington County Map Depository within the required 90 days of survey.**

---

**Deon Goheen, Planner**